

**Landowner Specific Narrative Summary**  
**George and Angela Lepper**

ATXI has been unsuccessful in obtaining an easement from George and Angela Lepper. The Leppers own one parcel at issue along the Quincy to Meredosia segment of the Project in Adams County, Illinois, internally designated as ILRP\_QM\_AD\_009\_ROW. As summarized on ATXI Exhibit 2.1, as of September 10, 2015, ATXI has contacted, or attempted to contact, Mr. Lepper on at least 42 occasions, including 1 email, 10 in-person meetings, 4 letters, 20 phone calls, and 7 voicemails.

ATXI and Mr. Lepper have a fundamental disagreement regarding the appropriate amount of compensation. Even though negotiations began in 2013, the issue remains the same—Mr. Lepper believes that he should be compensated based on what neighboring parcels have received, rather than what his parcel-specific appraisal awarded on a per acreage basis.

In March and April of 2014, Mr. Lepper provided a counteroffer based on ATXI's purchase of substation property and neighboring parcels. ATXI has explained to Mr. Lepper that the substation purchase is not considered a comparable sale and that there are key differences between the comparables provided and his property. ATXI also explained that even the appraisal Mr. Lepper provided ATXI, completed in April of 2014, showed a per acreage price below ATXI's current offer and significantly less than Mr. Lepper's counteroffer. When the agent pointed this out, Mr. Lepper stated that he believed that the property had increased in value since that date, and he estimated an amount that would have been equivalent to a 39% increase.

ATXI based its offer on its appraisal. The most recent appraisal, dated August 11, 2015, found a lower per acreage amount than a previous appraisal; however, ATXI continues to honor the higher per acreage amount determined in an earlier appraisal. Contrary to Mr. Lepper's claim that prices have increased on his parcel, ATXI's appraisers have determined that per acreage prices for Mr. Lepper's parcel have actually decreased.

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In an effort to reach settlement, ATXI did agree to increase its per acreage amount in July of 2014 (however, not to the level requested), and has agreed to a damages sum to fully compensate Mr. Lepper. Mr. Lepper rejected that offer. As an additional effort to reach settlement, ATXI again recently offered this sum. Mr. Lepper did not accept the offer, instead stating that he doesn't believe ATXI will go to court over the difference and that he wants the damages sum on the calculation sheet to be included in the per acreage amount. The agent informed Mr. Lepper that it could not make this adjustment to the calculation sheet because none of the appraisals substantiate this higher amount.

ATXI has been negotiating with Mr. Lepper since October of 2013, has increased both the per acreage and damages components of its compensation offer in an effort to reach settlement and yet the parties still have a fundamental disagreement regarding the appropriate amount of compensation. Given this disagreement and the substantial length of negotiations, a voluntary agreement in a time frame supportive of this line segment's in-service date is unlikely, and therefore ATXI requests eminent domain authority over this parcel.

**Agent Checklist with Landowner**

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 10/25/13 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter:

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7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Lerin Cam Lewis Cam. ☒

**Agent Checklist with Landowner**

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 9/25/13 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter:
  - a. Ask if the landowner read 14 days letter ☐
  - b. Does landowner have any questions regarding letter: ☐

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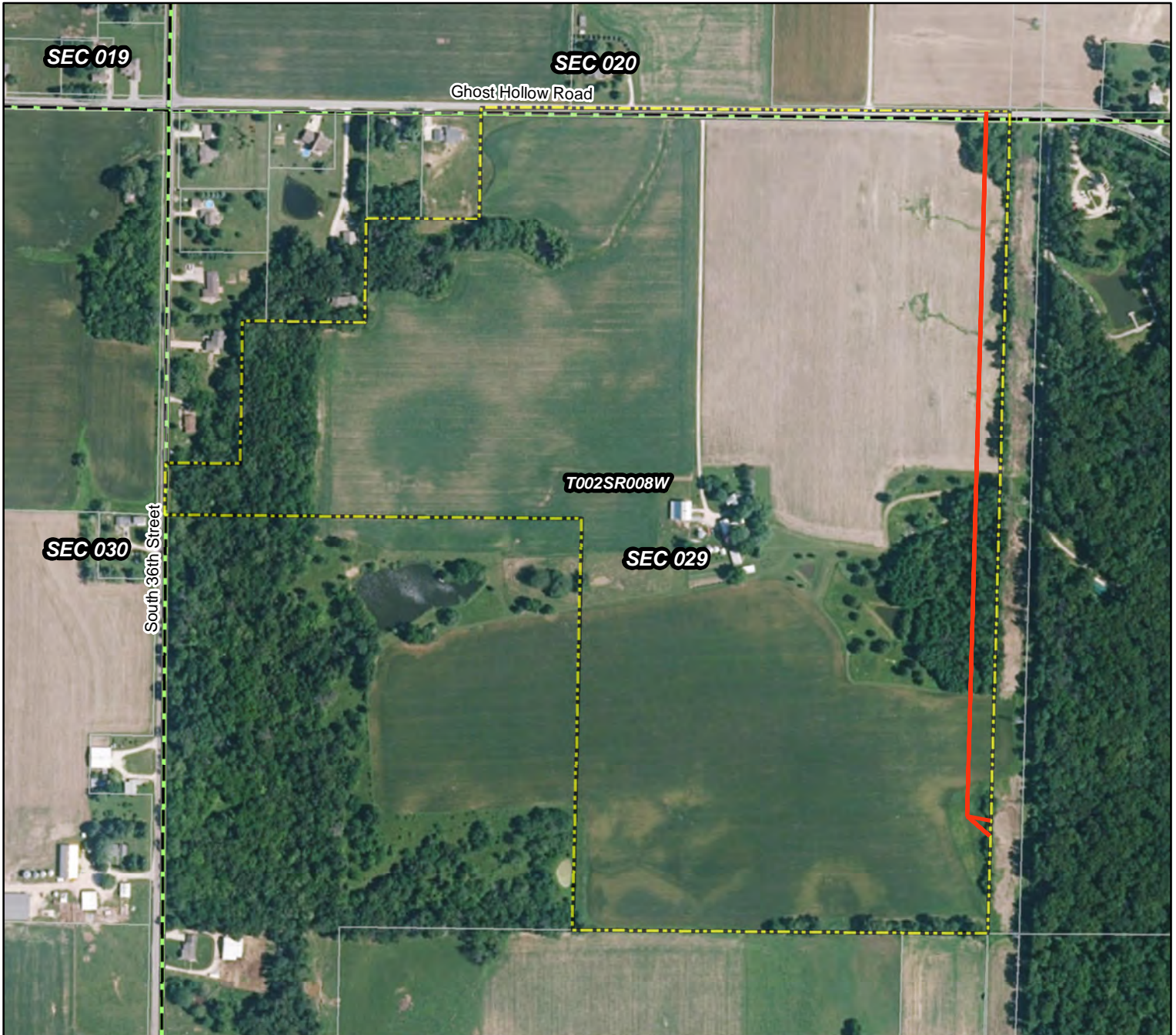
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11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Lewis Cain / Lewis Cain ☒

# Adams County, IL

ATXI Exhibit 2.3 Part A  
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Tax Id: 20-0-1325-000-00

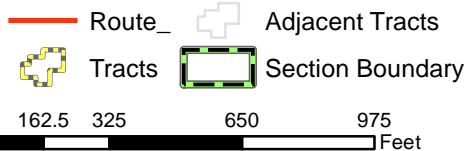


## Ameren - Illinois Rivers



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



George K. Lepper

Tract No.:ILRP\_QM\_AD\_009

Date: 8/20/2015

EXHIBIT "A"

AN 8.079 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 8 WEST OF THE 4TH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO GEORGE K. LEPPER AND ANGELA K. LEPPER, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 2014R-08848 OF THE DEED RECORDS OF ADAMS COUNTY, ILLINOIS (D.R.A.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID EAST 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1170665.00, E:1964674.29;

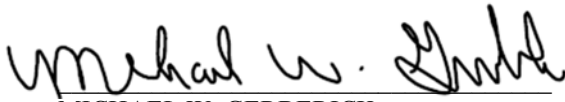
**THENCE** SOUTH 01 DEGREES 33 MINUTES 51 SECONDS WEST, ALONG THE EAST LINE OF SAID EAST 1/2, A DISTANCE OF 2,409.19 FEET TO A POINT FOR CORNER, FROM WHICH A STONE MONUMENT FOUND AT THE SOUTHEAST CORNER OF SAID EAST 1/2 BEARS SOUTH 01 DEGREES 33 MINUTES 51 SECONDS WEST, A DISTANCE OF 214.87 FEET;

**THENCE** NORTH 49 DEGREES 00 MINUTES 27 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 194.19 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 01 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 2,283.24 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID EAST 1/2;

**THENCE** SOUTH 89 DEGREES 26 MINUTES 02 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.02 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 351,933 SQUARE FEET OR 8.079 ACRES OF LAND, MORE OR LESS.

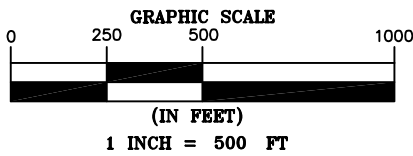
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 035-002683  
STATE OF ILLINOIS PROFESSIONAL  
DESIGN FIRM LICENSE NO. 184.006475

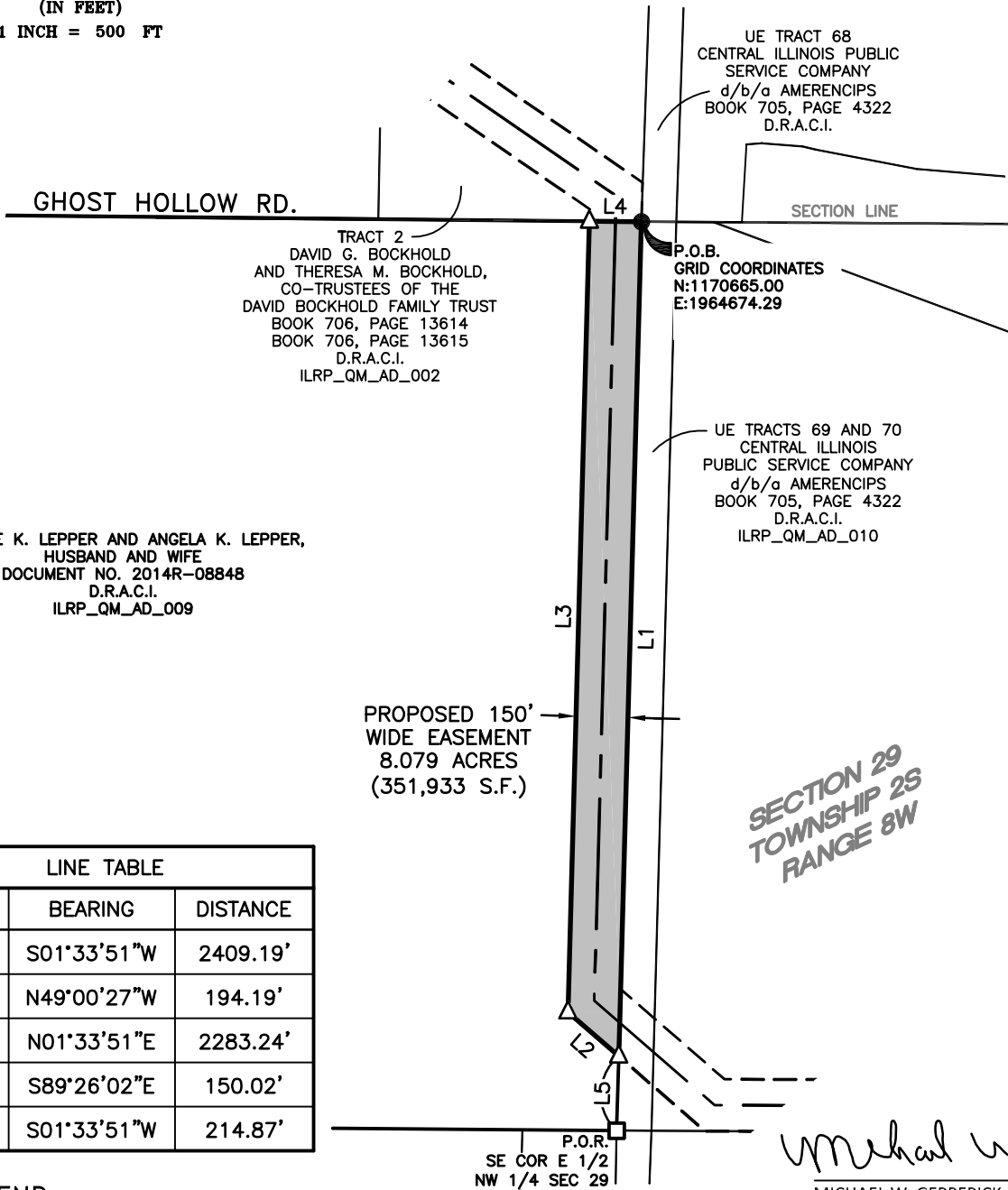
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# EXHIBIT "A"

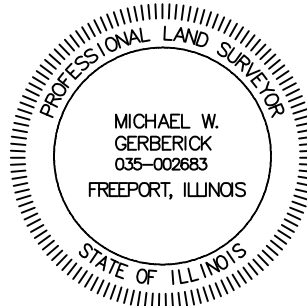
ATXI Exhibit 2.3 Part A  
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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S01°33'51"W	2409.19'
L2	N49°00'27"W	194.19'
L3	N01°33'51"E	2283.24'
L4	S89°26'02"E	150.02'
L5	S01°33'51"W	214.87'

## LEGEND

D.R.A.C.I.	DEED RECORDS
P.O.B.	ADAMS COUNTY, ILLINOIS
P.O.R.	POINT OF BEGINNING
●	1/2" IRON ROD FOUND
□	STONE MONUMENT FOUND
△	CALCULATED POINT
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



*Michael W. Gerberick*

MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
NO. 035-002683 - STATE OF ILLINOIS  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006475 - STATE OF ILLINOIS

## NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

**SHEET 02 OF 02**

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 05/21/2015
SCALE: 1"=500'
TRACT ID: ILRP_QM_AD_009
DRAWN BY: JC



**150' TRANSMISSION**  
**LINE EASEMENT**  
QUINCY TO MEREDOSIA  
SECTION 29, TOWNSHIP 2 SOUTH, RANGE 8 WEST  
OF THE 4TH PRINCIPAL MERIDIAN  
ADAMS COUNTY, ILLINOIS